

**Jon Regala**

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**From:** Steve Lingenbrink [steve@lingenbrink.com]  
**Sent:** Sunday, January 06, 2008 4:17 PM  
**To:** Jon Regala  
**Cc:** Janice Soloff  
**Subject:** Kirkland Downtown Development - Approve McLeod Project

Dear Mr. Regala,

I am one of four partners in a successful law firm here in Kirkland. For years we practiced law in Downtown Kirkland, in the Anthony's Homeport Building. We elected to buy a building and move down the street near 520 (on the Bellevue/Kirkland line). Since moving we have truly enjoyed being out of the CBD. The primary reason is the parking. Our clients and other visitors (including many prominent attorneys from the Seattle area) complained vehemently about the parking issue. They would either get ticketed after 2 hours in our Anthony's lot, or ticketed on the city street (when they could find any available parking at all).

Ten years ago Kirkland could still draw retail consumers. Not anymore. Think about it. Why would anyone consciously choose to go to downtown Kirkland vs. downtown Bellevue? Parking is a huge discussion maker. When a person's most recent memory is a parking ticket or a police "seat belt gauntlet" stop or getting gouged some ridiculous amount to park, believe me they don't want to come back to Kirkland (we don't). Or better yet, how about the parking tickets that were handed out the night that the KDA tried to entice people to come in and shop Kirkland on "Thank God it's Thursday". What a great way to turn away potential retail shoppers...

The City's answer: "You can park at the Library" is an inadequate response. The free spots are often full. Furthermore that parking lot is poorly located, poorly lit, dirty and often surrounded by smoking youth with foul language and bad behavior.

Kirkland has a big problem if it expects to attract evening retail consumers. It is sad to watch as the evening crowd turns back into thugs and misbehaving drunks that cause property damage, fist fights, and shootings, which drive away legitimate retail consumers. We are heading back to the bad old days of the "Moss Bay Day" crowd in Kirkland, ladies and gentlemen...

The only answer is positive office development. My wife and I don't come into downtown Kirkland anymore. In the past we enjoyed nights out in Kirkland multiple times per month. We now choose to go to Bellevue, and spend thousands of dollars per year at the businesses in downtown Bellevue because there is good parking that is clean, safe and inviting. If Kirkland does not care about retail, then stay on the course you are on. It will die completely.

The only hope I have seen in a LONG time is the McLeod project. It provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of the seasonality of downtown's retail business climate.

It would appear that the McLeod project legally complies with both the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

1/7/2008

I strongly recommend that this project be APPROVED for the good of Kirkland.

Steve

**Steve Lingenbrink, Attorney at Law**  
**Kornfeld Trudell Bowen & Lingenbrink, PLLC**  
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1/7/2008

## Jon Regala

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**From:** Bikini Beach [swim@bikini-beach.com]  
**Sent:** Sunday, January 06, 2008 8:59 PM  
**To:** Jon Regala  
**Subject:** MCLEOD PROJECT

Bikini Beach  
9 Lake Street  
Kirkland, WA 98033

To whom it may concern.

My name is Jon Hesse. I own Bikini Beach in downtown Kirkland. I've been in Kirkland since the Spring of 1999. I was in Seattle from 1980 to 1999.

I am writing concerning the McLeod project.

I moved to Kirkland because of all the young consumers and high energy that was a perfect fit for my business. I bust my butt staying open till 10 PM every night in a town that closes at 6.

Since day one I have seen a decline in traffic downtown.

I put sole blame on this city council and its agenda to make this a ghost town. (Quaint community I think is what the council calls it)

Who in their right mind removes driving lanes and plants mini parks in the middle of a street? Like we don't have enough unused park space already? Unless there is an agenda to drive traffic away from the downtown core. As a business owner, I want as much traffic as possible. I want it to be a 24 hour tourist destination.

Have you seen empty Waverly Park lately? Or that million dollar sinkhole behind the centennial building. I sure wish I had a million dollars to burn.

The geography of the Marina Park area has the potential to be the highest price real estate in Washington. I'm talking an absolute tourist destination. What a booming retail area this could be with a little vision.

For some unknown reason to me, the city has decided they do not want tax revenue paying consumers downtown. Be careful what you wish for....

They do want an assisted living facility in the center of downtown. What happens the first day they open and the local bars turn on their music after 9. Will the city tell the facility sorry, the bars were here first. You are going to have to live with the noise.

All bars and restaurants out to be scared to death if they plan on staying in Kirkland.

My lease comes up for renewal in April. I am watching to see if certain projects are approved before I renew my lease. Even if they are, I don't think I can wait for years of permits and bureaucracy to see the fruits of the construction. But if they aren't, there is no doubt in my mind. I am heading to sunny southern California where city councils love tax revenue that is produced by an abundance of tax paying consumers/tourists.

My true sadness is, I will miss all my loyal customers and employees. I will not miss the City of Kirkland.

Jon Hesse  
Owner  
Bikini Beach

**Jon Regala**

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**From:** brandy corujo [brandycorujo@yahoo.com]  
**Sent:** Sunday, January 06, 2008 9:07 PM  
**To:** Janice Soloff; Jon Regala  
**Subject:** The McLeod Project

I received an e-mail requesting support for the McLeod Project. I am saddened by the thought of Kirkland's "quaint feeling" being a thing of the past. Kirkland has a very unique charm that needs to be protected.

The McLeod project provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The McLeod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

For these reasons put forth, I strongly recommend that the DRB approve this project.

Sincerely,

Brandy Corujo

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**Jon Regala**

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**From:** Kate McKinney DDS [kmckinney@dentistekirkland.com]  
**Sent:** Monday, January 07, 2008 7:13 AM  
**To:** Jon Regala  
**Subject:** RE: McLeod project

Mr. Regala

I support the McLeod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The McLeod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project.

Sincerely,

**Kate McKinney DDS**

**DENTISTE | WEB** [www.dentistekirkland.com](http://www.dentistekirkland.com)

**OFFICE 425 284 0515**

**5726 Lake Washington Blvd. NE, S-2 Kirkland, WA 98033**

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1/7/2008

## Jon Regala

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**From:** m.sehlin@comcast.net

**Sent:** Monday, January 07, 2008 7:57 AM

**To:** Jon Regala

**Subject:** Kirkland Development - Mcleod Project and Bank of America Support For

Jon,

I wanted to pass along my support for the the Mcleod and Bank Of America Development projects in Kirkland.

I support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - which have been in place for many years.

I strongly recommend that the DRB approve this project.

Martin Sehlin

Kirkland Resident

## **Jon Regala**

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**From:** Brooke Stabbert [bstabbert@westwater.com]  
**Sent:** Monday, January 07, 2008 8:05 AM  
**To:** Jon Regala  
**Subject:** In Support of the McLeod Project

I have been hearing people "we love Kirkland how it is and don't want it to change" in some form or another for decades (literally) from people opposing new development in the downtown, yet development continues to occur, and people continue to love living and playing in Kirkland. It seems the most vocal opponents couch their opposition as "preserving downtown" when what they really mean is they want to preserve their view from their condominium. Please do not let this project be derailed. McLeod's proposed project is a good and needed addition to downtown Kirkland. It meets all comprehensive plan and zoning requirements

**Brooke Stabbert**  
**Salmon Bay Marine Center**  
**(206) 963-9057**

1/7/2008

## Jon Regala

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**From:** Sunny [sunny302@yahoo.com]  
**Sent:** Monday, January 07, 2008 8:23 AM  
**To:** Jon Regala  
**Subject:** support McLeod Project

Dear Mr. Regala,

As the City Planner for the McLeod Project on Lake Street, we'd like you to know that we support the concept and strongly recommend the Design Review Board approve it on January 17th, 2008. It not only provides the City of Kirkland with a very high quality and desirable building, but it's specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council back on 16 October 2007.

This project will aid in resolving many of the concerns faced in Downtown Kirkland including the lack of adequate/convenient parking, poor condition and appearance of many of the existing buildings, the lack of space availability for larger retailers (desperately needed to facilitate a smooth flow of traffic for the smaller more boutique type of retailers), the lack of much needed daytime shoppers and the persistent anxieties over the seasonality of downtown's retail business climate.

Additionally, the McLeod Project is also compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both have been in place for numerous years.

The Design Review Board must approve this project.

Most sincerely,

Sunny and Michael

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**Jon Regala**

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**From:** Kara Weinand [KWeinand@Coinstar.com]  
**Sent:** Monday, January 07, 2008 8:23 AM  
**To:** Jon Regala  
**Subject:** Downtown Kirkland

**To Whom It May Concern:**

I have lived in Kirkland, both downtown and unincorporated, for over 20 years. I have seen wonderful businesses, which had been in Kirkland for many years, have to leave Kirkland due to rising costs. I feel Kirkland is one of the last quant cities in the State of Washington, where everyone knows everyone, where kids and pets are welcome, and the community sticks together and looks out for one another. I feel this is all due to the friendly, customer service oriented businesses that call Kirkland their home.

That being said, I am in support of the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), and the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years. I strongly recommend that the DRB approve this project.

Sincerely,

*Kara Weinand*

*Marketing Administrative Supervisor*

*kara.weinand@coinstar.com*

*425-943-8252*

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**From:** Tim Erkins [mailto:timothybe@hotmail.com]  
**Sent:** Monday, January 07, 2008 6:19 PM  
**To:** Jon Regala; Janice Soloff  
**Subject:** Support of the BofA and Mcleod projects in Downtown Kirkland  
**Importance:** High

As a Kirkland resident for the past 3+ years I've been shocked by the constant turnover of the retail spaces in downtown Kirkland. I think something has to be done about helping to keep these stores viable, and the BofA and Mcleod projects seem like good opportunities to enhance the downtown area in ways that would be good for the city and the retail shops.

Having discussed it with numerous people, I support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project and the BofA project as well.

Thanks,

Tim Erkins

733 Lake Street South

Kirkland

**Jon Regala**

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**From:** Harvey Hoyt [hhoyt@bloodcellstorage.com]  
**Sent:** Monday, January 07, 2008 9:12 AM  
**To:** Jon Regala  
**Subject:** McLeod

I support all efforts to keep small business in Kirkland. I am very distressed about the exit of several art galleries that make downtown Kirkland a special place. It is my understanding that the McLeod project will provide sufficient space to ease the market situation, and provide a friendlier parking situation.



Harvey J. Hoyt, M.D.  
5020 112th ave NE

**From:** m.sehlin@comcast.net [mailto:m.sehlin@comcast.net]

**Sent:** Monday, January 07, 2008 7:58 AM

**To:** Janice Soloff

**Subject:** Kirkland Development - Mcleod Project and Bank of America Support For

Janice,

I wanted to pass along my support for the the Mcleod and Bank Of America Development projects in Kirkland.

Martin Sehlin

Kirkland Resident

## Jon Regala

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**From:** Patrick Trudell [Patrick@tblaw.com]  
**Sent:** Monday, January 07, 2008 9:58 AM  
**To:** Jon Regala  
**Subject:** McLeod Project

Dear Mr Regala,

I have been a Kirkland homeowner since 1976. I have practiced law in Kirkland since 1982. For over 20 years my office was in downtown Kirkland in the Homeport Marina building. Currently, my office is on Lake Washington Blvd. close to 520. I do my best to support Kirkland retailers and businesses.

Recently, it has come to my attention that a development called the McLeod project is being proposed for the core of Kirkland. The development will add parking and retail space to our downtown area. The development is aesthetically pleasing, consistent with our comprehensive plan, and our zoning code. Equally important it will bring in needed parking and retail space.

Kirkland needs to have quality retail and parking in its core. This brings in people who spend their money in Kirkland. This allows local retailers to remain and begin their business in Kirkland. This allows us as Kirkland residents to better meet our consumer needs in Kirkland rather than going to neighboring communities.

I urge you to support the McLeod project.

Sincerely,

Pat trudell

Patrick Trudell  
Kornfeld, Trudell, Bowen & Lingenbrink, PLLC  
3724 Lake Washington Blvd NE  
Kirkland, WA 98033  
425.822.2200 / 425.822-0783 - f  
[patrick@tblaw.com](mailto:patrick@tblaw.com)  
[www.tblaw.com](http://www.tblaw.com)

1/7/2008

**Jon Regala**

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**From:** Wyomia Bonewits [wyomia@comcast.net]  
**Sent:** Monday, January 07, 2008 9:46 AM  
**To:** Janice Soloff; Jon Regala  
**Subject:** downtown development

I feel very strongly that the special interests of the condo owners downtown are too squeaky, and getting the grease. I have seen, time and time again, that those who yell loudest, are being rewarded with sometimes hasty and irresponsible decisions by the city jurisdictions. It is crucial for the city to consider all voices, not just the loudest, and really listen to the arguments at hand.

There are some tough issues here, but positive downtown development will not happen if the narrow, special interests of the condo owners are catered to, time and time again. Diversity to development, and parking, will be a huge key to the successful development of our downtown corridor. Just look back at some troublesome areas, like downtown Issaquah in the late 90s. Would you have wanted your name associated with that?

Thank you – I do not envy your role, and I encourage you to make decisions for the whole, not one group of condo owners. Both the McLeod project and the Bank of America project should be embraced. Don't scare off these quality developers. There are other places for them to take their work, and general good development ideas.

Wyomia Bonewits

1/7/2008

**Jon Regala**

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**From:** Jonni Ressler [jonni.ressler@earthlink.net]  
**Sent:** Monday, January 07, 2008 9:54 AM  
**To:** Jon Regala; Janice Soloff  
**Subject:** Our wish for Downtown Kirkland  
**Importance:** High

I am a longtime citizen of Kirkland, and have chosen to raise my family here. We strongly support our businesses and want them to stay. We love this city AND see the need for the right kind of development.

I support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - which have been in place for many years.

I strongly recommend that the DRB approve this project.

**Jonni Ressler**

MS Project Manager

C 206-229-4402

Warner Marketing, Inc. (WMI)

<http://www.microsoft.com/hpc>

**Jon Regala**

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**From:** sheri.larsen@ubs.com  
**Sent:** Monday, January 07, 2008 7:23 AM  
**To:** Jon Regala  
**Subject:** Good Morning Jon

I would like to express my interest in the McLeod Project being proposed in Kirkland. This project will greatly upgrade the visual image of entering Kirkland from Lake Street and provide more support in the downtown area. Stuart McLeod has shown great thought in his prior developments in the Kirkland area such as his renovation of Hectors' and the development of 134 Lake St. South. His vision for "his city" is in keeping with what we as residents like, keep the city quaint and urban in style. I would like to see this project approved and built. Thank you.

Regards,

Sheri A. Larsen

**Vice President - Investments**

UBS Financial Services  
601 108th Ave. NE #2000  
Bellevue, WA 98004

Phone - 425-451-2304  
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1/7/2008



**Jon Regala**

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**From:** mjochum@comcast.net  
**Sent:** Monday, January 07, 2008 10:08 AM  
**To:** Janice Soloff; Jon Regala  
**Subject:** Let's see Kirkland thrive

I support the Mcleod and Bank of America projects because they provide the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

These two projects are compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years. I strongly recommend that the DRB approve these projects.

Mary Jochum

**Jon Regala**

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**From:** Kim Thomson [kimt@sidstarrcpa.com]  
**Sent:** Monday, January 07, 2008 10:15 AM  
**To:** Jon Regala  
**Subject:** Mcleod project

I support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - which have been in place for many years.

I strongly recommend that the DRB approve this project

Parking is sorely needed so consumers can come down and enjoy our wonderful downtown Kirkland, leaving with a wonderful experience, not parking headaches (which may keep them away to begin with). The last thing we need is another condominium building in downtown Kirkland. There are so many new buildings and so much traffic already that it certainly doesn't feel like our quaint "little" Kirkland anymore. It's a shame that the building moratorium of years ago was ever allowed to cease.

**Kimberly I. Thomson**

SIDNEY J. STARR, P.S., CPA  
812 Market St., Kirkland, WA 98033  
Phone: (425) 822-4445 Fax: (425) 828-4963  
E-Mail: kimt@sidstarrcpa.com

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**Jon Regala**

**From:** Dan Crittenden [dan.crittenden@cobaltmortgage.com]  
**Sent:** Monday, January 07, 2008 1:34 PM  
**To:** Jon Regala  
**Cc:** Janice Soloff  
**Subject:** Regarding the Mcleod and BofA projects

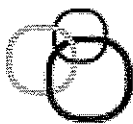
Dear Jon and Janice,

I was horrified to hear how commercial landlords in downtown Kirkland are charging close to the same rents as Bellevue square tenants might pay. And yet the downtown merchants obviously don't have the same foot traffic. I smell disaster if something is not done. The only reason Kirkland property values are as high as they are is because downtown Kirkland has a very strong, long standing reputation as a destination place to go to in the evening or weekend and relax. Take that away, and you will reduce the demand/value for living close to downtown Kirkland, and thus property values.

Since there is not much anyone can do about landlords, then the projects like the McLeod Project make a ton of sense. It provides the City of Kirkland with a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16th 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the lack of space availability for larger retailers which is needed to support traffic for the smaller boutique retailers, and the chronic problem of seasonality of downtown's retail business climate.

I encourage you to jump start this project, or the downtown Kirkland residential condo owners who are complaining about such a project might not have a downtown Kirkland retail and restaurant core to walk to.

Thanks for your consideration.



**Dan Crittenden, CMPS** - *Certified Mortgage Planning Specialist - 21 Years Experience*

**Cobalt Mortgage** (Formerly HomeStone Mortgage)

11255 Kirkland Way, Suite 100, Kirkland, WA 98033

425.605.3130, 509.466.2949, Private Fax 425.605.3230 [dan.crittenden@cobaltmortgage.com](mailto:dan.crittenden@cobaltmortgage.com) [www.dan-loanman.com](http://www.dan-loanman.com)

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**Jon Regala**

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**From:** Janene Worthington [janeneworthington@hotmail.com]  
**Sent:** Monday, January 07, 2008 11:10 AM  
**To:** Janice Soloff; Jon Regala  
**Subject:** Mcleod Project

To whom it may concern,

I want to send mail stating that I strongly recommend that the DRB approve the Mcleod Project. I'm a local home owner in East of Market and believe that bring additional office and shopping to our neighborhood will help to improve the local economy. My favorite part of living in Kirkland is being able to walk to restaurants and shopping. I'm saddened by the constant turn around businesses in Kirkland and believe that it must be due to a lack of shoppers.

Increasing office space in Kirkland will result in additional shoppers which will help keep the downtown alive. I'd love to be less dependent upon driving into Bellevue for eating and shopping. I believe that approving this project will bring additional shoppers, increase the available parking, result in a beautiful new building, and increase space for retailers. This is exactly what Kirkland needs to keep the quant downtown shopping district alive.

Thank you for taking the time to review my feedback.  
Janene Worthington

1/7/2008

**Jon Regala**

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**From:** Barbara Brown [barbbrown@tecrealestate.com]  
**Sent:** Monday, January 07, 2008 11:02 AM  
**To:** Jon Regala  
**Subject:** The Mcleod Project... my support

Dear Jon,

I support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

**I strongly recommend that the DRB approve this project.**

Barbara Brown, Realtor

TEC Real Estate, Inc.

3625 132nd Ave SE, Ste 201

Bellevue WA 98006

Cell: 425-761-2797

Office: 425-373-9494

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[barbbrown@tecrealestate.com](mailto:barbbrown@tecrealestate.com)

## Jon Regala

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**From:** Tom Markl [TomMarkl@nelrem.com]  
**Sent:** Monday, January 07, 2008 10:52 AM  
**To:** Janice Soloff; Jon Regala  
**Subject:** DRB - Bank of America and McLeod Projects

I am CEO of Nelson Real Estate Management LLC which manages the properties owned by the Nelson family. The Nelson's own property in Kirkland at the following addresses: 228-232 Central Way and 130-136 Park Lane.

I am writing on the Nelson's behalf to express support for both the Bank of America project and the McLeod project. I understand that Kirkland condominium owners are organizing a campaign to stop these projects and have the project areas down-zoned to limit heights to two stories. Such an action, which appears designed to protect the views of the current condominium owners, would deprive Kirkland of the opportunity to create a vibrant urban village with housing, retail, services and parking conveniently located. A down-zone would also adversely affect the value of our properties and discourage us from investing to improve them.

I strongly request that the DRB approve the Bank of America and the McLeod projects.

Thank you for your consideration of this matter.

Regards,

Tom Markl  
C.E.O  
Nelson Real Estate Management, LLC  
Tel: 425.881.7831  
E-Mail: [tommarkl@nelrem.com](mailto:tommarkl@nelrem.com)

1/7/2008

**Jon Regala**

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**From:** Kim Whitney [Kim@kirklandlaw.com]  
**Sent:** Monday, January 07, 2008 4:31 PM  
**To:** Jon Regala  
**Subject:** McLeod Project Support

"I support the McLeod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers, the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

Kim Whitney  
Legal Assistant  
AP/AR & Billing  
425-889-5391 Direct Line  
425-827-8725 Fax

1/8/2008

**Jon Regala**

---

**From:** Jennifer Fisher [jennifer.fisher@cobaltmortgage.com]  
**Sent:** Monday, January 07, 2008 4:30 PM  
**To:** Jon Regala; Janice Soloff  
**Subject:** Bank of America and the McLeod Projects

Hello,

I support the McLeod project) because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The McLeod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project." I also feel strongly about the Bank of America Project as well.

Jennifer Fisher | Strategic Mortgage Planner |



11255 Kirkland Way, Suite 100, Kirkland, WA 98033  
Office: 425-605-3108 | Cell: 206-423-3904  
| Fax: 425.605.3208  
Email: [Jennifer@JenniferJFisher.com](mailto:Jennifer@JenniferJFisher.com)

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Thank You  
v.1.0

1/8/2008



**Jon Regala**

---

**From:** . Patty Leverett [mstangosita@juno.com]  
**Sent:** Monday, January 07, 2008 4:02 PM  
**To:** Jon Regala  
**Subject:** Attn: Jon Re: Mcleod project

Dear Jon,

Per my friend Gunnar Nordstrom's recommendation, I'd like to go on record as a long time Kirkland resident who supports this project (see below). Thank you.

In tango,  
Patty Leverett  
206.595.2047 - TangoFusion Dance Co  
[www.mstango.com](http://www.mstango.com) - [mstangosita@juno.com](mailto:mstangosita@juno.com)

"I support the Mcleod project) because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project."

## Jon Regala

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**From:** David Spouse [dspouse@mac.com]  
**Sent:** Monday, January 07, 2008 3:44 PM  
**To:** Jon Regala  
**Subject:** I support the Mcleod project

Jon,

I am a long term city of Kirkland resident and a former retail owner in downtown Kirkland. I also owned retail businesses in Bellevue and Seattle. Kirkland was by far the hardest place to do business as there was consistently a poor mix of retail, a lack of foot traffic and no parking. I support the Mcleod project as I believe it would greatly help the city to achieve a strong balance which will make it a great place to live, work and own a business.

Regards,

David Spouse

**Jon Regala**

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**From:** Cindy Mueller [Cindy.Mueller@microsoft.com]  
**Sent:** Monday, January 07, 2008 3:25 PM  
**To:** Jon Regala  
**Subject:** In Support of the Mcleod Project

Hi John,

I have been a resident of the Eastside my entire life and love the Kirkland community.

I support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project.

Thanks,  
Cindy Mueller  
206-660-0462

1/8/2008

**Jon Regala**

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**From:** RMSREALESTATE@aol.com  
**Sent:** Monday, January 07, 2008 4:39 PM  
**To:** Jon Regala  
**Subject:** Support for Kirkland retailers  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

I have been a resident of Kirkland for thirty years. I support the Mcleod project) because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project."

Kind Regards

Robin M. Sanders 612 Kirkland Ave

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Start the year off right. Easy ways to stay in shape in the new year.

**Jon Regala**

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**From:** Elaine Sheard [elainesheard@msn.com]

**Sent:** Monday, January 07, 2008 4:57 PM

**To:** Jon Regala

Dear Mr. Regala,

I support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - which have been in place for many years.

I strongly recommend that the DRB approve this project.

Thanks for your help,

Elaine Sheard

1/8/2008

**From:** cowbuoy@comcast.net [mailto:cowbuoy@comcast.net]

**Sent:** Monday, January 07, 2008 4:11 PM

**To:** Janice Soloff

**Subject:** projects downtown

City of Kirkland Planning,

This is one of the few times I have taken the opportunity to voice my support for proposed projects in the Kirkland downtown core area. As a businessman and property owner in Kirkland for the last 34 years, I feel it is important to express my opinions on projects to make sure those with a less vested interest (but sometimes more vocal approach) don't overwhelm the decision making process. I am particularly interested in endorsing the SRM development (Bank of America property), which will provide the opportunity for Public/Private parking, superior retail potential, and increased public use area (on private property). This project will no doubt blend with existing and recently completed development in adding a vitality much needed in the Kirkland downtown.

I would also like to note a support for two more proposed developments in the core area. First, I support the proposal by Mr. Mcleod, for development immediately south of the SRM project, it would compliment that project while adding lasting positive economic impact. Second, the proposed development at Park Place by Mr. Howe, is aggressive and extremely vitalizing for future business in the downtown core. Although grand, its approach is realistic, allowing Park Place to continue to be an influence on downtown revenue.

Thankyou,

Scott Brown, 339 Kirkland Ave

**Jon Regala**

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**From:** Fenn Shrader [f\_shrader@hotmail.com]  
**Sent:** Monday, January 07, 2008 5:05 PM  
**To:** Jon Regala  
**Subject:** McLeod Project

Jon:

My wife, Alicia McCann, and I purchased a wonderful unit at Marina Point at 225 2nd Street South three years ago. We have grown very fond of our home and Downtown Kirkland. We hope this to be our home for many years to come and support it shops with our purchases whenever we possible. Nevertheless it concerns us that the small shops seem to struggle to survive because of lack foot traffic.

We have real concern that during the past three years we have observed many, many condo and apartment units constructed, but a lack of new retail and office space to indicated a well balance community growth. We want to indicate to you our very strong support for the McLeod project. Should the organized group of "not in my back yard" be permitted to prevail, such will be a travesty of such magnitude that Kirkland, as a vibrant urban village style community, will probably be loss for ever.

Should the people resisting the The McLeod with its proposed sorely needed parking be permitted to prevail, it is doubtful if any other developer in our lifetime will venture to fill the need. Such will probably mitigate any future meaningful office and retail growth. You must not let Kirkland simply be a bedroom community without a balanced retail and office facet to this wonderful community.

I understand the McLeod project is compliant with the City ComprehensivePlan, the Design District Guidelines and the Zoning code, both of which have been in place for many years according to my information.

We strongly recommend that the DRB approve this project.

Sincerely;  
Alicia T. McCann  
E. Fenn Shrader  
225 2nd street South  
Kirkland, Wa. 98033

1/8/2008

**Jon Regala**

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**From:** KAREN B MASSENA [kmassena@verizon.net]  
**Sent:** Monday, January 07, 2008 5:25 PM  
**To:** Jon Regala  
**Subject:** Yes for the Mcleod project

I support the Mcleod project) because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project.

Karen Massena

425-941-9801

1/8/2008



**Jon Regala**

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**From:** Ted Cox [ted.cox@comcast.net]  
**Sent:** Monday, January 07, 2008 5:35 PM  
**To:** Jon Regala  
**Subject:** McLeod Project

Dear Mr. Regala,

My wife and I do not live in Kirkland. We considered moving there a few years ago, but decided against it, and now reside in downtown Bellevue.

After moving to Redmond in 1983, we spent a lot of time in Kirkland, since it truly was, at that time, a "quaint little village," at least the downtown area that we frequented. And Redmond had absolutely no viable downtown at that time.

We have continued to come to Kirkland over the years, primarily to visit the KPC, and the art galleries, many of which no longer exist, of course. But it still attracts us, so we find ourselves in downtown Kirkland at least once a month. And yes, we do spend money while we are there, so we have an interest in the vitality of the city.

Kirkland hasn't been quaint, nor a village, for many years; probably more years than many of the people who live in the town have been there. But it still holds promise, I believe.

One of the biggest obstacles to our coming into your town more frequently is the severe lack of parking. Now I understand that the City has the opportunity to allow a mixed-use building, referred to as the McLeod Project, that would add substantially to the parking inventory, without cost to the city. It would also provide hundreds of day-time shoppers to the downtown, represented by the employees of the office spaces planned for that building.

Kirkland has the potential to be a really nice small city, one with a vital downtown core that is active, and attractive, during the day as well as at night. But if projects like the McLeod Building are rejected in favor of more and more residential condos, all your city is going to be is a bedroom community. And the only beneficiaries of that scenario will be the builders who build those condos, then leave town, and of course the few residents who for some reason prefer to "take their shopping elsewhere," which is what they already have to do.

I hope that the Kirkland Design Review Board will do what is right for the City of Kirkland, not for just a few people who happen to live in the downtown, core, but don't want anyone else to enjoy that area.

Thank you.

Ted & Joyce Cox  
Bellevue, WA

**Jon Regala**

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**From:** Susan Thornes [shthornes@comcast.net]  
**Sent:** Monday, January 07, 2008 6:51 PM  
**To:** Jon Regala  
**Subject:** Mcleod project

**Dear Jon,**

**I see the need for the proper type of development in Downtown. Not condo development, but office development. I have been a strong proponent of Office development in the downtown Kirkland district for many years but have always been told that it isn't financially feasible for a developer to build the kind of structure necessary for office tenants and the property is too expensive for that kind of project...There is a tremendous difference in building requirements and cost between an office structure above retail and a condo living structure above retail.**

**There is just such a project on the table right now and it is getting all kinds of resistance from condo associations in the downtown district using the guise of "we're losing the quaint and charming feel of Kirkland" when they really mean, "we are losing our view to someone who owns the property in front of me"...It is always sad when that happens but a fact of life nonetheless. Progress has to be allowed. You can't just leave things as they are.**

**We must also consider who supports our downtown retailers and the truth is office workers are more likely to shop near their workplace. Downtown condo dwellers do not consistently support their neighborhood businesses.**

**Just think...a place to park in Kirkland and the City didn't have to pay for it...A private developer, McLeod, is offering at his own expense to build a 500 car parking garage to satisfy his office and retail tenants and then open the remainder to the public as well as all the office spaces in the evening...A no brainer from my point of view!**

**Thanks, Susan Thornes**

**Lakeview Neighborhood chair**

**10106 NE 38th ct. 98033**

1/8/2008

**Jon Regala**

---

**From:** Katherine Walker [katherinelwalker@yahoo.com]  
**Sent:** Monday, January 07, 2008 7:04 PM  
**To:** Jon Regala  
**Subject:** Downtown planning McLeod project

Hello,

I imagine you will get several letters of this sort - Kirkland is in desperate need of more parking, and if this project will bring in parking as well as mixed office/retail, I am all for it. It is really frustrating to try to go to Sur La Table for example, when it is impossible to find a parking space. This is one reason I don't usually go into Kirkland for lunch - the only place I usually go is Sasi's because they have their own dedicated lot and you can usually find a space!.

I support the McLeod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The McLeod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - which have been in place for many years.

I strongly recommend that the DRB approve this project.

Thank you,  
Katherine Walker  
612 14th Place  
Kirkland WA 98033

**Jon Regala**

---

**From:** Annette Williams [annettelw@gmail.com]

**Sent:** Monday, January 07, 2008 8:52 PM

**To:** Jon Regala

**Subject:** Concern for Kirkland's future - Support the Mcleod project

As a former Kirkland resident and currently a Kenmore resident, I support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

I strongly recommend that the DRB approve this project.

Annette Williams

1/8/2008

## Jon Regala

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**From:** Jen Strohl [barefootbooks@gmail.com]  
**Sent:** Monday, January 07, 2008 10:19 PM  
**To:** Jon Regala  
**Subject:** Support for the Mcleod Project

Dear Sir,

I support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - which have been in place for many years.

I strongly recommend that the DRB approve this project. Thank you for your time.

Yours truly,

Jen Strohl

**Jon Regala**

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**From:** Harold Rubin [harold\_rubin@hotmail.com]  
**Sent:** Monday, January 07, 2008 11:27 PM  
**To:** Jon Regala  
**Subject:** McLeod Project

I support the McLeod project because it will bring to the City of Kirkland a high quality and desirable project designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will bring a much needed source of weekday off-season pedestrian traffic to support the retail and restaurant businesses in downtown Kirkland. Too often I have seen my favorite restaurants and art galleries shutdown due to the very seasonal nature of the downtown Kirkland retail market. I believe this project would provide a good source of pedestrian traffic (and hence revenue) for the downtown business owners that should add much needed stability for existing retailers in the downtown corridor. The project will also help solve many of the problems facing downtown Kirkland including the lack of adequate and convenient parking; the lack of available retail space for larger retailers which would provide much needed traffic for smaller retailers; and as mentioned previously, eliminate the persistent issue regarding the seasonality of downtown Kirkland's retail business climate.

The project would also be a very good source of tax revenue which would help to possibly reduce, or at least limit future increases, to residential property taxes. Although, I am currently not a resident of Kirkland I hope that the current annexation proposal will be approved in the near future, and hence, I will become a citizen of Kirkland. In either case, I am a frequent visitor to downtown Kirkland and would love to see the current retail market thrive with the possibility of even more retail options. The McLeod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - all of which have been in place for many years. Therefore, please give the McLeod Project proposal serious consideration as a great benefit to both downtown Kirkland businesses and the residential citizens of Kirkland.

Thank You,

Harold Rubin  
14248 92nd Place NE  
Bothell, WA 98011

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Watch "Cause Effect," a show about real people making a real difference. [Learn more](#)

**Jon Regala**

---

**From:** GNFA@aol.com  
**Sent:** Monday, January 07, 2008 2:37 PM  
**To:** Jon Regala; Janice Soloff  
**Subject:** McLeod and BofA Project  
**Attachments:** McLeod Lake St. Project.doc

January 7, 2008

Dear Mr. Regala and Ms. Soloff:

My name is Gunnar Nordstrom and I have been a resident in both the Lake View Neighborhood and the Moss Bay Neighborhood for 25 years. I am a home and business owner and my business has been at the same location on Lake Street for 17 years.

I am well aware that the squeaky wheel normally gets the grease and that a blocked view or an aggressive structure might provoke more than just a squeak where new development is concerned. I am offering my support for **The McLeod Project** in particular.

To use the stance of less is better, keep Kirkland small, keep it quaint and charming as a ruse to keep a building from being developed in front of a view is nonsense.

We saw this with the Lake and Central proposed development and we all know where the loudest cries came from, yet very few who were in favor of a valid and worthy development like that spoke up to balance out the opinions. Your lovely little Kirkland will soon be a ghost town of boarded windows and buildings in disrepair amongst a higher density of condominiums. Then you will hear the condo dwellers complaining about the poor quality of Kirkland retail and amenities.

We would all like to see a quaint and charming little town like Kirkland maintain its appeal, but that boat has sailed and we are at a point of no return in regard to keeping the small town feel here as we have known. It doesn't take a scholar to walk around Kirkland on any given month to see vacant storefronts and buildings in disrepair, no walk by retail shoppers and a considerable lack of parking.

The landlords of the downtown district have increased rents to a level that is so out of proportion for the return from walk by retail traffic and sales that something has to be done. The rent increases of Westwater Real Estate and George Miller have all by themselves cut the throat of any retailers still in Kirkland and the blood will soon run out.. Rents at \$30 - \$60 per square foot are so out of balance that you will never again see, interesting and boutique retail stores in Kirkland again unless something isn't done. This is still only a \$12 - \$18 a square foot town with the density of retail traffic that comes here.

We all know that landlords don't roll back the rent in substantial amounts enough to make much of a difference. So what can be done now that we have found ourselves in this unfortunate situation?

Adding more density of condos, assisted living or retirement homes in the downtown core is not it... These people don't support the downtown retailers, but they do like having something in the storefronts rather than vacant windows...

**The McLeod Project** on Lake Street is one development that just might single handedly save the downtown of Kirkland from its demise.

"Gosh Gunnar, it must be great for you to have those condos around your business all wanting new art"...Makes sense unless you think about it logically and then have the ability to witness actuality.

The cost of residences in the downtown area have far exceeded a new home buyers budget and often a second home buyers budget, so what do you get...Home owners downsizing from larger homes to be able to afford a "Kirkland Condo"...These people don't buy new and often are trying to get rid of possessions. Their previous homes were two to three times the size of their new home and they have to unload, art, rugs and furniture to make room. Do they dine out...sure, but just like you and I, they don't dine out every night once they have driven in from their work place into their condo garage and then up the elevator to their home...safe and sound and not very willing to venture out for the evening. That's a fact.

Parking in Kirkland is the number one talked about issue concerning the downtown area. The city had done a fine job in building a parking structure under the library, but that has now become full and is no longer a viable solution to entice retail shoppers and new businesses here. I certainly don't expect the city to build a new garage, as nice as that would be, I am aware of the cost of such a project and know that money is tight.

**The McLeod Project** as I have seen to this date had offered to build at their expense a 500 car garage to satisfy their retail tenants and office tenants of the four story development. Many of those parking stalls would be available for public use during the day and more at night when the bulk of office workers go home. The location of the McLeod project couldn't be any better situated for a central garage if you designed it solely for that purpose.

Office projects are the type of developments that Kirkland has to have to save its downtown retail environment. These tenants are typically coming in from out of the area in a reverse commute, they eat, shop, eat again then go home....leaving a vast amount of parking available for the public who might want to eat, shop or just stroll around this "quaint and charming" little town.

I say, clean it up, address the issues of high rent verses return and be thoughtful about the future..."We're not in Kansas anymore Toto" Move ahead, be strong and stand up for the future of Kirkland.

I support **The McLeod Project** and am ambivalent in support of **The B of A Project** as it is designed for residential retirement use, but understand the importance of unifying the development downtown and find myself ok with that as a give and take.

Kind Regards,

Gunnar Nordstrom  
730 1<sup>st</sup> Street South #3  
Kirkland, WA 98033

127 Lake Street South  
Kirkland, WA 98033



425-827-2822  
gnfa@aol.com

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Start the year off right. Easy ways to stay in shape in the new year.

**Jon Regala**

**From:** Tom Brown [tom.brown@cobaltmortgage.com]  
**Sent:** Monday, January 07, 2008 2:34 PM  
**To:** Jon Regala  
**Subject:** Mcleod Project

"I support the Mcleod project) because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project."

**Tom Brown** - Residential Mortgage Consultant  
Certified Mortgage Planning Specialist (CMPS®)

 **CobaltMortgage**

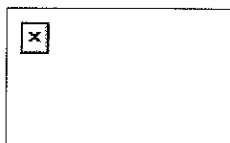
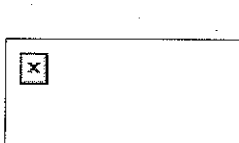
Formerly HomeStone Mortgage

11255 Kirkland Way Suite 100, Kirkland, WA 98033-3417

Direct Line: 425-605-5810 Direct Fax: 425-605-5868

[tom.brown@cobaltmortgage.com](mailto:tom.brown@cobaltmortgage.com) [www.tomlbrown.com](http://www.tomlbrown.com)

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**Jon Regala**

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**From:** Mark Worthington [worthyhomes@windermere.com]  
**Sent:** Tuesday, January 08, 2008 8:19 AM  
**To:** Jon Regala  
**Subject:** McLeod Project

I am emailing in support of the McLeod Project.

I support the McLeod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The McLeod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - which have been in place for many years.

I strongly recommend that the DRB approve this project.

Sincerely,

Mark Worthington

Realtor and Kirkland Resident

1/8/2008

**Jon Regala**

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**From:** Marc Chatalas [marc@cactusrestaurants.com]  
**Sent:** Tuesday, January 08, 2008 11:01 AM  
**To:** Jon Regala  
**Subject:** Downtown Development

Hi Jon,

I wanted to take a minute to express my support of the McLeod project. I feel the project is necessary and beneficial for downtown Kirkland. If the project were on the other side of the street, I'd probably oppose it. However, the scale of the project will be consistent with Portsmouth behind it and will add so much to the city. Frankly, I can't imagine why every business owner and resident of Kirkland (except those living in the Portsmouth) wouldn't support this project.

Additionally, I wholeheartedly support the proposed development at Park Place. Further, I support offering the project the desired height variance they need to make the project work. The 1.2 million square feet of office space and new hotel would be major economic drivers for all of the downtown merchants, residential real estate as well as the city itself—for years to come.

Thanks for listening.

**MARC CHATALAS****CACTUS RESTAURANTS**

Cell 425.233.5690 | Fax 206.932.6901

ALKI BEACH | DOWNTOWN KIRKLAND | MADISON PARK

[WWW.CACTUSRESTAURANTS.COM](http://WWW.CACTUSRESTAURANTS.COM)

1/8/2008

**Jon Regala**

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**From:** Janice Soloff  
**Sent:** Tuesday, January 08, 2008 3:40 PM  
**To:** Jon Regala; Angela Ruggeri  
**Subject:** FW: Maintain Lower Profile Bldgs in the Heart of Kirkland

**From:** D/B Prichard [mailto:prichard\_no\_t@msn.com]  
**Sent:** Tuesday, January 08, 2008 1:48 PM  
**To:** Janice Soloff  
**Subject:** RE: Maintain Lower Profile Bldgs in the Heart of Kirkland

I actually have concerns about all of them - Parkplace, Bank of America and the McLeod project (Hector's to Ben& Jerry's). I realize that BoA was approved last night.

Aside from the obvious impact on downtown resident's view (I'm not affected but many others are), our current streets can't handle the huge number of people/cars this will add to our already congested downtown area. We're not like Bellevue - there's not a number of business side streets to provide alternate traffic routes - and our main roads, Market, Lake and Central are already stop-and-go during rush hour. This will have a huge impact, especially on the East of Market neighborhood as traffic chooses residential streets to bypass traffic in downtown Kirkland.

Finally, many long time residents and people who chose Kirkland as their home, did so because they liked Kirkland's character and want to see that preserved. I understand the city's desire to generate revenue, but I think the business centers should be in a location like Totem Lake, less of a residential area, with easy access to 405 and closer proximity to the huge influx of commuters heading south on 405 every morning to get to work.

I love the downtown area and would love to see it retain it's look and character.

Thank you, Beth Prichard.

## Jon Regala

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**From:** Sundee Rickey [sundeerickey@hotmail.com]  
**Sent:** Tuesday, January 08, 2008 5:13 PM  
**To:** Jon Regala; Janice Soloff  
**Subject:** APPROVE BANK OF AMERICA & MCLEOD PROJECT

Date: Wed, 9 Jan 2008 00:59:39 +0000

We need a change in Kirkland and I believe these projects could make a positive impact for the residents as well as business owners and local economy.

"I support the Mcleod project) because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years. I strongly recommend that the DRB approve this project."

Sundee Rickey  
Kirkland Resident  
206-234-2644 APPROVE

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**Jon Regala**

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**From:** Shelly Lambert [shelly.lambert@cobaltescrow.com]

**Sent:** Tuesday, January 08, 2008 4:22 PM

**To:** Jon Regala

"I support the Mcleod project) because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project."

**Kirkland worker and home owner.**



**Shelly Lambert** | Escrow Manager/DEO

Limited Practice Officer

11255 Kirkland Way Suite 100 Kirkland, WA 98033

O 425.605.3028 | F 425.605.5830 | [shelly.lambert@cobaltescrow.com](mailto:shelly.lambert@cobaltescrow.com)

## Jon Regala

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**From:** gayle zilber [gkzilber@yahoo.com]  
**Sent:** Tuesday, January 08, 2008 9:49 PM  
**To:** Jon Regala  
**Subject:** new business proposals for downtown Kirkland

As a resident of Kirkland, the vibrancy, vitality and viability of our unique downtown is a dominant concern for me. It was this flavorful, bohemian collection of interesting shops coupled with an accessible waterfront that drew our family to purchase a home in the area. Now, according to individual shop owners downtown, the very survival of our charming downtown is at stake. These shop owners are concerned that, without the additional foot traffic that office buildings would bring downtown, and faced with sharply rising commercial rents in the area, local businesses cannot survive. It has been brought to my attention that local condominium boards have been protesting proposals such as the McLeod project, which would include such office space. While I am not fully informed on the specifics of the McLeod project itself, I would hope that the Counsel favor any proposals that would introduce additional free parking for our downtown area as well as increased regular foot traffic for our small shops.

Sincerely,

gayle k. zilber

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**Jon Regala**

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**From:** Drottz, Rick KWP [RDrottz@kennedywilson.com]  
**Sent:** Tuesday, January 08, 2008 2:25 PM  
**To:** Jon Regala  
**Cc:** KirklandCouncil  
**Subject:** Mcleod Project

Our firm provides real estate services work for US Bank on their branch banks. US Bank owns a branch bank location in downtown Kirkland and they have asked me to send this correspondence. They support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project as well as future similar projects, will help solve many of the problems in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of the existing buildings, the lack of space availability for larger retailers, the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

Having watched the previous fiasco regarding the redevelopment of the City Parking lot and the US Bank site under a request for proposal from Millikan Martin a few years ago, it is frustrating to see the lack of certainty in the City Codes and the indication of potential waivering of those codes. The Mcleod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code-both of which have been in place for many years.

The Mcleod project provides a vibrant, valuable and charming development that is desperately needed for any continued success for Downtown Kirkland. I strongly recommend the the DRB approve this project.

Rick Drottz  
Kennedy Wilson Properties Northwest Ltd.  
301-116th Ave SE, Ste 100  
Bellevue, Wa. 98004  
Telephone: 425-453-2500 ext 103  
Fax: 425-453-0505  
E-Mail: rdrottz@kennedywilson.com

**Jon Regala**

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**From:** Jennifer Langford [jennifer.langford@cobaltmortgage.com]  
**Sent:** Tuesday, January 08, 2008 1:51 PM  
**To:** Jon Regala  
**Subject:** The McLeod project  
**Attachments:** image001.png

To Whom this my concern,

"I as a frequent Kirkland visitor (here at Cobalt Mortgage in Kirkland up by 85<sup>th</sup> street), support the (McLeod project) because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The (McLeod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project."

My team here at Cobalt Mortgage strongly support the McLeod project. We spend a lot of time down there for lunch appointments and it make things really difficult when there is now where to park. I think that this will draw more people in to check out Kirkland. Not a lot of people want to come down because there is no parking. This would bring in lot of business and attract more people.

Thank you for considering this project.

Jennifer Langford  
Assistant to Mike Mercer

Thank you,



**Jennifer Langford** | *Executive Assistant to Mike Mercer*  
**Cobalt Mortgage** | (Formerly HomeStone Mortgage)  
11255 Kirkland Way Suite 100 Kirkland, WA 98033  
D 425.605.3132 | F 425.605.3232 [jennifer.langford@cobaltmortgage.com](mailto:jennifer.langford@cobaltmortgage.com)

